

\$14 - 2nd Floor, 5531 70 Avenue, Lloydminster

MLS® #A2251753

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

Ideal modern upstairs commercial lease space available. Offering approximately 4487 sq. ft. located in a professional well designed building in the Industrial area on north side of Lloydminster. The layout includes seven private offices, a boardroom, a training room, and washrooms, making it ideal for professional or administrative use.

Tenants will benefit from a common entrance and shared reception area on the main floor, creating a professional first impression for clients. To ensure synergy with the existing main floor business, the ideal tenant's operations should be complementary in nature.

The space is fully furnished with quality office desks, chairs, and boardroom furniture, allowing for a quick and seamless move-in. Operating costs include property taxes, utilities, insurance, and repairs/maintenance, providing simplicity and value. Ample on-site parking and a high-visibility location make this an excellent opportunity for your business.

Built in 2013

Essential Information



MLS® #	A2251753
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	2nd Floor, 5531 70 Avenue
Subdivision	Hill Industrial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3N6

Interior

Heating	Floor Furnace
Cooling	Central Air

Exterior

Construction	Mixed
--------------	-------

Additional Information

Date Listed	August 27th, 2025
Days on Market	73
Zoning	I2

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.